

Town of Southwest Ranches
Code Compliance Division
13400 Griffin Road
Southwest Ranches, FL 33330
Phone (954) 434-0008
Fax (954) 434-1490

**SPECIAL MAGISTRATE MINUTES - HIPLER
JUNE 5TH, 2024**

1. **CALL SESSION TO ORDER**
2. **NON-COMPLIANCE CASE(S) & IMPOSITION OF PENALTY/LIEN**
3. **NEW CASES**

3.5	CASE 2024-089	OWNER(S): ATLAS INVESTMENTS LLC ADDRESS: 4680 SW 148 AVE FOLIO: 5040 27 01 0242 VIOLATION(S): TSWR CODE SEC. 035-080 (D), 045-050, & 045-060 ASSEMBLY SHALL BE DEEMED AN ACCESSORY USE OF AN OCCUPIED SINGLE-FAMILY DETACHED RESIDENCE. (FOR ASSEMBLY HELD ON 11/27/2022)	STATUS: NOTICE OF HEARING ISSUED ON 03/12/2024 TO APPEAR ON 04/03/2024 FOR HEARING. CONTINUANCE GRANTED, TO APPEAR ON MAY 7 TH , 2024 HEARING. MAY 2024 HEARING RESCHEDULED. NOTICE OF HEARING ISSUED ON 04/23/2024 TO APPEAR ON 06/05/2024 FOR HEARING. FOUND IN VIOLATION. A FINE IN THE AMOUNT OF \$1,000.00 IS IMPOSED.
3.6	CASE 2024-090	OWNER(S): ATLAS INVESTMENTS LLC ADDRESS: 4680 SW 148 AVE FOLIO: 5040 27 01 0242 VIOLATION(S): TSWR CODE SEC. 035-080 (D), 045-050, & 045-060 ASSEMBLY SHALL BE DEEMED AN ACCESSORY USE OF AN OCCUPIED SINGLE-FAMILY DETACHED RESIDENCE. (FOR ASSEMBLY HELD ON 12/01/2022)	STATUS: NOTICE OF HEARING ISSUED ON 03/12/2024 TO APPEAR ON 04/03/2024 FOR HEARING. CONTINUANCE GRANTED, TO APPEAR ON MAY 7 TH , 2024 HEARING. MAY 2024 HEARING RESCHEDULED. NOTICE OF HEARING ISSUED ON 04/26/2024 TO APPEAR ON 06/05/2024 FOR HEARING. FOUND IN VIOLATION. A FINE IN THE AMOUNT OF \$1,000.00 IS IMPOSED.

<p>3.7</p>	<p>CASE 2024-091</p>	<p>OWNER(S): ATLAS INVESTMENTS LLC ADDRESS: 4680 SW 148 AVE FOLIO: 5040 27 01 0242 VIOLATION(S): TSWR CODE SEC. 035-080 (D), 045-050, & 045-060 ASSEMBLY SHALL BE DEEMED AN ACCESSORY USE OF AN OCCUPIED SINGLE-FAMILY DETACHED RESIDENCE. (FOR ASSEMBLY HELD ON 12/02/2022)</p>	<p>STATUS: NOTICE OF HEARING ISSUED ON 03/12/2024 TO APPEAR ON 04/03/2024 FOR HEARING.</p> <p>CONTINUANCE GRANTED, TO APPEAR ON MAY 7TH , 2024 HEARING.</p> <p>MAY 2024 HEARING RESCHEDULED. NOTICE OF HEARING ISSUED ON 04/26/2024 TO APPEAR ON 06/05/2024 FOR HEARING.</p> <p>FOUND IN VIOLATION. A FINE IN THE AMOUNT OF \$1,000.00 IS IMPOSED.</p>
<p>3.8</p>	<p>CASE 2024-092</p>	<p>OWNER(S): ATLAS INVESTMENTS LLC ADDRESS: 4680 SW 148 AVE FOLIO: 5040 27 01 0242 VIOLATION(S): TSWR CODE SEC. 035-080 (D), 045-050, & 045-060 ASSEMBLY SHALL BE DEEMED AN ACCESSORY USE OF AN OCCUPIED SINGLE-FAMILY DETACHED RESIDENCE. (FOR ASSEMBLY HELD ON 12/15/2022)</p>	<p>STATUS: NOTICE OF HEARING ISSUED ON 03/12/2024 TO APPEAR ON 04/03/2024 FOR HEARING.</p> <p>CONTINUANCE GRANTED, TO APPEAR ON MAY 7TH , 2024 HEARING.</p> <p>MAY 2024 HEARING RESCHEDULED. NOTICE OF HEARING ISSUED ON 04/26/2024 TO APPEAR ON 06/05/2024 FOR HEARING.</p> <p>FOUND IN VIOLATION. A FINE IN THE AMOUNT OF \$1,000.00 IS IMPOSED.</p>

3.9	CASE 2024-148	OWNER(S): PRISCO CAMERINI, ZULAY MARIA ADDRESS: 6540 MELALEUCA RD FOLIO: 5140 02 01 0173 VIOLATION(S): TSWR CODE SEC. 005-120(C)(1)(4) THE TOWN ADMINISTRATOR MAY NOTIFY A CERTIFICATE OF USE HOLDER OF THE INTENT TO REVOKE A CERTIFICATE OF USE IF IT IS BELIEVED THE HOLDER IS NOT IN COMPLIANCE WITH THE RESTRICTIONS SET BY THE CERTIFICATE OF USE.	STATUS: NOTICE OF INTENT TO REVOKE CERTIFICATE OF USE ISSUED ON 03/22/2024. NOTICE OF HEARING ISSUED ON 04/09/2024 TO APPEAR ON 05/07/2024 FOR HEARING PER RESIDENT'S REQUEST. MAY 2024 HEARING RESCHEDULED. NOTICE OF HEARING ISSUED ON 05/28/2024 TO APPEAR ON 06/05/2024 FOR HEARING. CONTINUANCE GRANTED, TO APPEAR ON JULY 2ND, 2024 HEARING.
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4. CITATIONS

5. RE-HEARINGS

6. FORECLOSURE REQUESTS

7. REPEAT VIOLATION

ANY PERSON WISHING TO APPEAL ANY DECISION MADE AT THIS HEARING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSES, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE.

ANY PERSON REQUIRING AUXILIARY AIDES AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-434-0008 AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE MEETING TO REQUEST SUCH ACCOMMODATIONS. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).